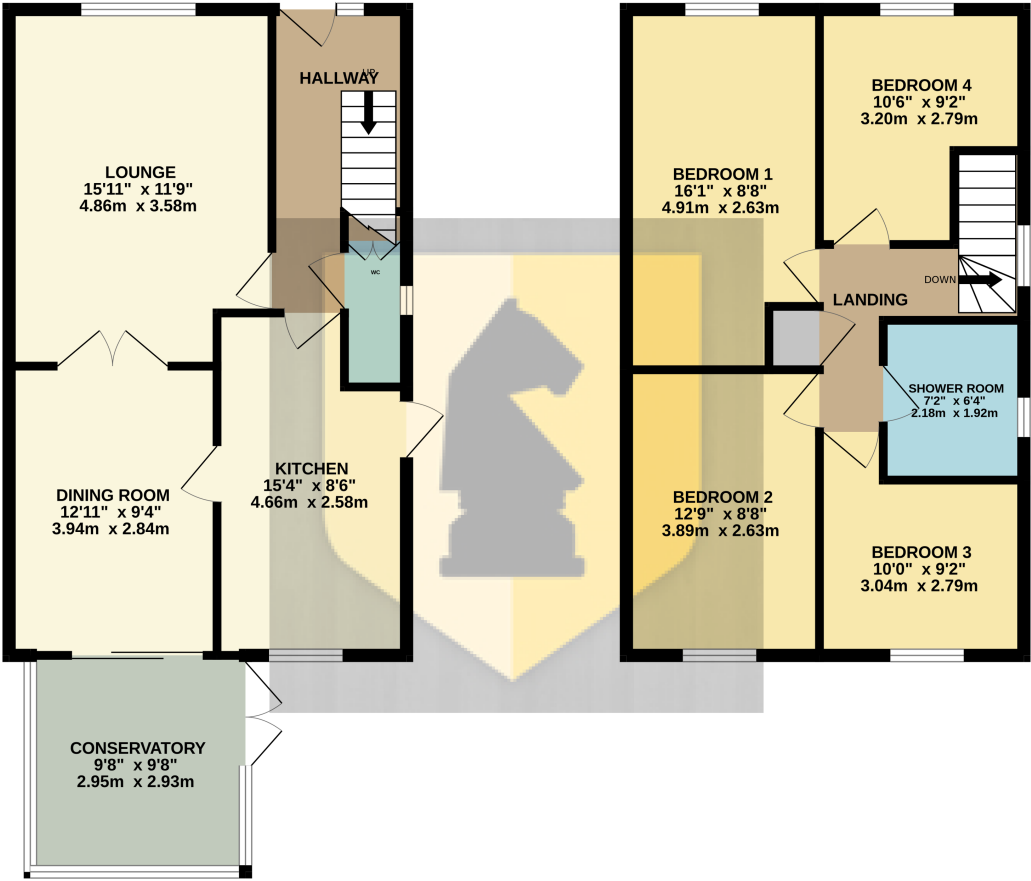


Make the right move!



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA: 1120 sq.ft. (104.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2024



41 Floribunda Drive, Northampton. NN4 8TY.

£355,000 Freehold

Edward Knight Estate Agents are pleased to present for sale a four bedroom detached family home situated on a spacious corner plot offering the potential to extend subject to planning consent being obtained. The property features an entrance hall, cloakroom, lounge, kitchen, dining room, and conservatory on the ground floor. The first floor includes four bedrooms and a family shower room. Additional benefits include gas radiator heating, double glazing, a detached single garage, a driveway for off-road parking, and an expansive rear garden. Additionally the property benefits from a solar panel system which includes 15 panels and a 4.5 Kw battery storage unit.

PROPERTY MISDESCRIPTIONS ACT 1991
The Agents have not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The Agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.

Tel: 01604 632433

www.edwardknight.co.uk

Ground Floor

Hallway

Entry via UPVC door. Stairs leading to the first floor. Radiator. Doors into:

Lounge

15' 11" x 11' 9" (4.85m x 3.58m) UPVC double glazed window to the front aspect. Coving. Dado rail. Feature fire place. Radiator. Double doors into:

Dining Room

12' 11" x 9' 4" (3.94m x 2.84m) UPVC double glazed sliding doors into the conservatory. Coving. Radiator.

Kitchen

15' 2" x 8' 3" (4.62m x 2.51m) Fitted kitchen suite comprising of a range of base and eye level units with roll top work surfaces mounted over. Inset one and a half bowl sink and drainer unit with mixer tap over. Induction hob with extractor hood over. Electric oven. Integrated dishwasher and Freezer. Space and plumbing for washing machine, tumble dryer and fridge/freezer. UPVC double glazed window to the rear aspect. UPVC double glazed door leading to the side aspect.

Conservatory

9' 10" x 9' 10" (3.00m x 3.00m) UPVC double glazed windows to the side and rear aspect. UPVC double doors leading into the rear garden. Recently been converted to a solid roof.

WC

Two piece suite comprising: Low flush Wc. Vanity unit with sink mounted over. Storage cupboard. Obscured UPVC double glazed window to the side aspect.

First Floor

Landing

UPVC double glazed window to the side aspect. Airing cupboard. Loft access. Doors into:

Bedroom One

16' 1" x 8' 8" (4.90m x 2.64m) UPVC double glazed window to the front aspect. Radiator.

Bedroom Two

12' 10" x 8' 8" (3.91m x 2.64m) UPVC double glazed window to the rear aspect. Radiator.

Bedroom Three

9' 2" x 7' 10" (2.79m x 2.39m) UPVC double glazed window to the rear aspect. Radiator.

Bedroom Four

10' 6" x 9' 2" (3.20m x 2.79m) UPVC double glazed window to the front aspect. Radiator.

Shower Room

Three piece suite comprising: Low flush Wc. Pedestal wash hand basin. Enclosed shower cubicle. Tiled flooring. Heated towel rail. Obscured UPVC double glazed window to the side aspect.

Externally

Front Garden

A pathway leads to the front entrance, flanked by a lawn and a gravel area on the front and side.

Rear Garden

A well tended and established garden which extends to the side of the property. The garden has a lawn with attractive borders, deck, patio and raised vegetable beds.

Garage

Up and over door with a tarmac driveway providing off road parking.

